

weeks, the first such advertisement to be not less than fifteen (15) days prior to sale and the last such advertisement to be not more than one (1) week prior to sale; and to convey said property, upon compliance with the terms of sale, to, and at the cost of, the purchaser, who shall not be required to see to the application of the purchase money; and to apply the proceeds of sale as follows: First, to the payment of all expenses incident to said sale, including an attorney's fee in such amount as the court may deem proper, and also compensation to Trustees equal to five per cent (5%) of the sales price; second, to pay whatever may then remain unpaid of the Notes, whether matured or not by the terms thereof, it being agreed that the Notes shall become due in full upon said sale being made, and pay all other amounts owing the holders of the Notes and Trustees under the provisions hereof; and third, to pay the balance, if any, to Borrower or to any person or persons entitled thereto, upon the surrender of the said property to the purchaser, less any expense incurred in obtaining possession.

BORROWER hereby covenants and agrees as follows:

(1) To pay the said loan and interest thereupon until the whole of said debt shall be repaid, and to pay, when due, all taxes, assessments, public and other dues and charges levied or assessed or which may be levied or assessed on the said property and on the loan and interest, and not to permit any lien or encumbrance on the said property superior to the lien of this Deed of Trust, except those referred to in paragraph 4 herein.

(2) To comply with all laws, ordinances and regulations affecting said property or its use.

(3) To warrant specially the said property and to execute such further assurances thereof as may be requisite.